

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4202**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO**

**LUSK ANNEXATION**

**APPROXIMATELY 8.53 ACRES**

**LOCATED AT 2105 SOUTH BROADWAY**

**WHEREAS**, on the 6<sup>th</sup> day of February, 2008, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 19<sup>th</sup> day of March, 2008; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:**

That the property situates in Mesa County, Colorado, and described to wit:

**LUSK ANNEXATION**

A certain parcel of land located in the Northwest 1/4 of Section 26 and the Northeast 1/4 of Section 27, Township Eleven South, Range One Hundred One West of the Sixth Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northeast corner of Hacienda Acres Subdivision, as recorded in Plat Book 11, Page 154 Public Records of Mesa County, Colorado and assuming the East line of said Hacienda Acres Subdivision bears N 23°43'22" E with all other bearings contained herein are relative thereto; thence from said Point of Beginning, S88°53'14"E along a line being the South line of South Camp Annexation Parcel No. 3, City of Grand Junction, Ordinance No. 2759, a distance of 524.35 feet; thence S40°16'37"E a distance of 276.30 feet; thence S55°59'15"W a distance of 690.17 feet to a point on the North line of Wildwood Subdivision, as recorded in Plat Book 11, Page 141 Public

Records of Mesa County, Colorado; thence N88°21'54"W a distance of 392.78 feet to a point on the East line of Lot 4 of said Hacienda Acres Subdivision; thence N23°43'22"E along the East line of Lot 4 of said Hacienda Acres Subdivision, a distance of 650.83 feet to the Point of Beginning.

CONTAINING 8.53 Acres or 371,669 Square Feet, more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 6<sup>th</sup> day of February, 2008 and ordered published.

**ADOPTED** on second reading the 19<sup>th</sup> day of March, 2008.

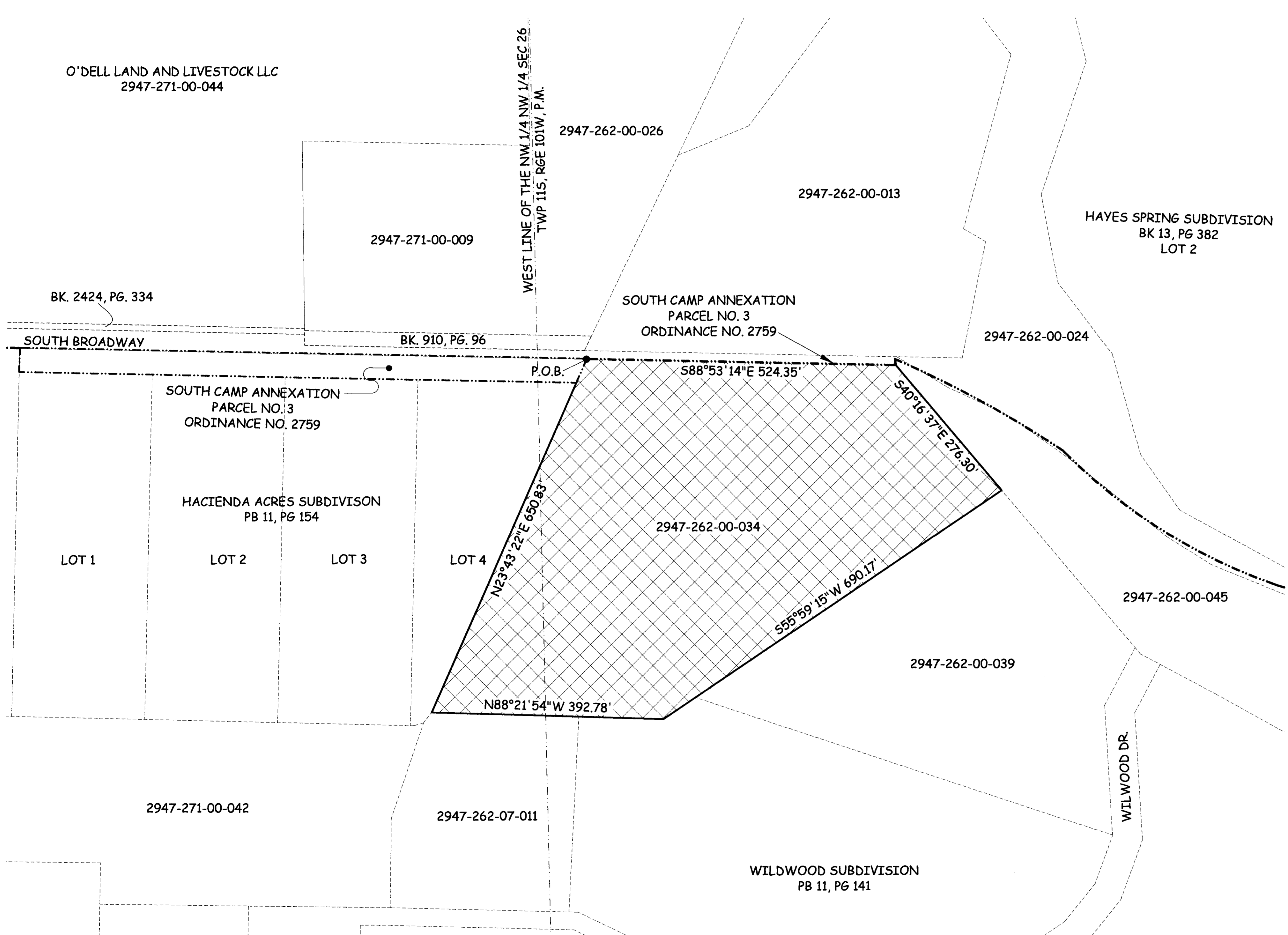
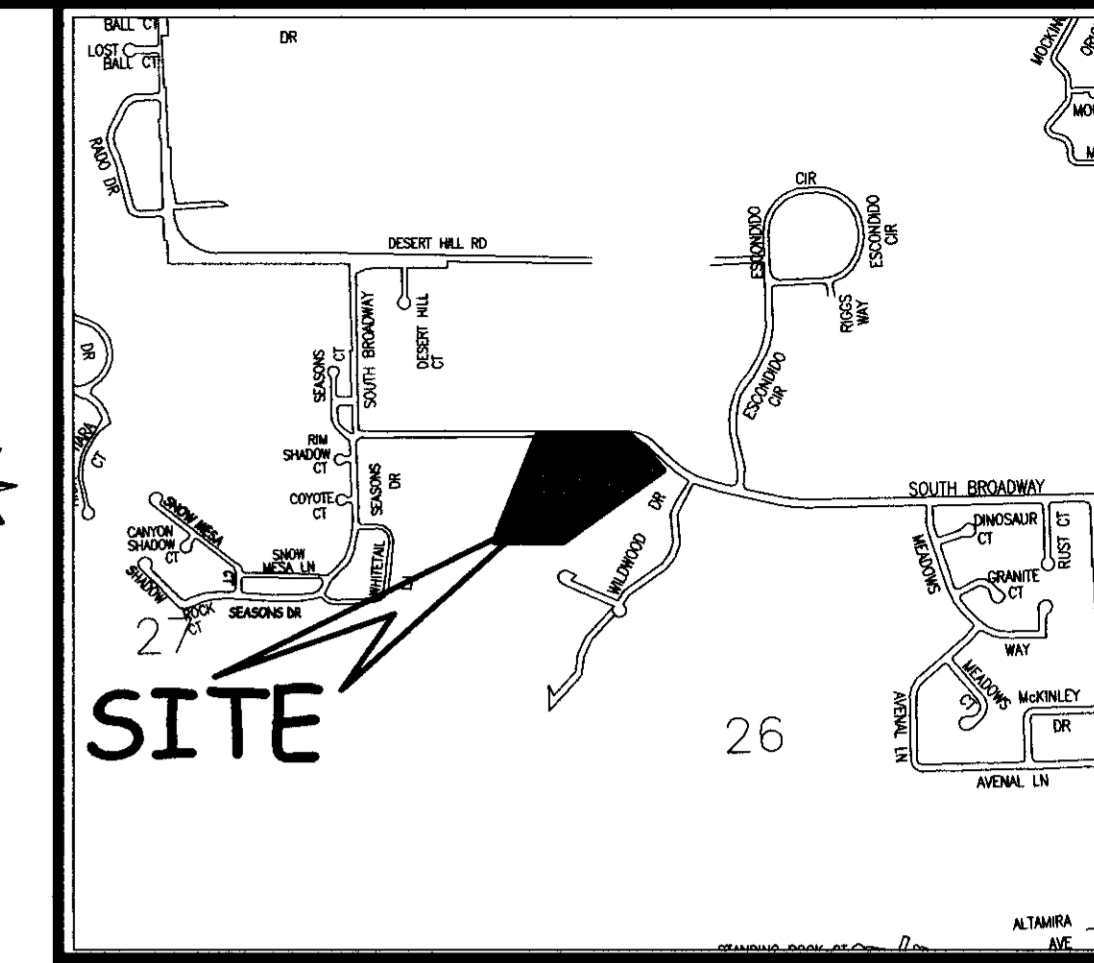
Attest:

/s/: James J. Doody  
President of the Council

/s/: Stephanie Tuin  
City Clerk

# LUSK ANNEXATION

SITUATE IN THE NW 1/4 OF SECTION 26 AND THE NE 1/4 OF SECTION 27,  
T11S, R101W, 6TH P.M. COUNTY OF MESA, STATE OF COLORADO



## LEGAL DESCRIPTION

A certain parcel of land located in the Northwest 1/4 of Section 26 and the Northeast 1/4 of Section 27, Township Eleven South, Range One Hundred One West of the Sixth Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northeast corner of Hacienda Acres Subdivision, as recorded in Plat Book 11, Page 154 Public Records of Mesa County, Colorado and assuming the East line of said Hacienda Acres Subdivision bears N 23°43'22" E with all other bearings contained herein are relative thereto; thence from said Point of Beginning, S88°53'14"E along a line being the South line of South Camp Annexation Parcel No. 3, City of Grand Junction, Ordinance No. 2759, a distance of 524.35 feet; thence S40°16'37"E a distance of 276.30 feet; thence S55°59'15"W a distance of 690.17 feet to a point on the North line of Wildwood Subdivision, as recorded in Plat Book 11, Page 141 Public Records of Mesa County, Colorado; thence N88°21'54"W a distance of 392.78 feet to a point on the East line of Lot 4 of said Hacienda Acres Subdivision; thence N23°43'22"E along the East line of Lot 4 of said Hacienda Acres Subdivision, a distance of 650.83 feet to the Point of Beginning.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
P.M.	PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

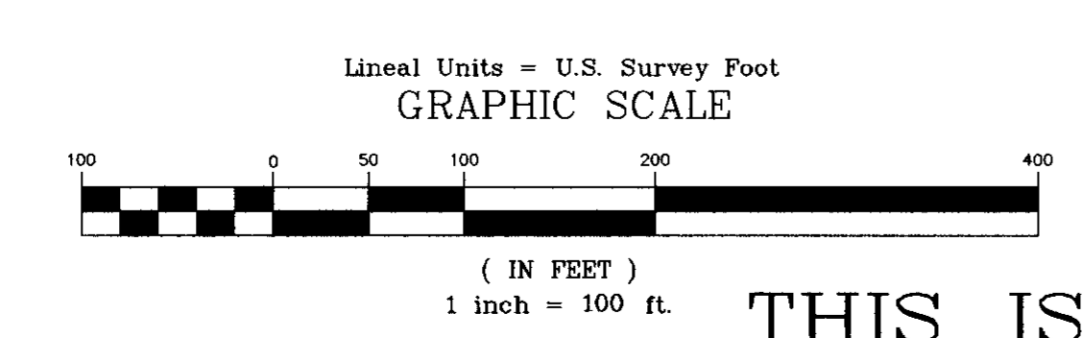
*Peter T. Krick*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 32824  
 3/24/08  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: March 24th, 2008

AREA OF ANNEXATION

ANNEXATION PERIMETER	2,534.43 FT
CONTIGUOUS PERIMETER	567.68 FT.
AREA IN SQUARE FEET	371,669
AREA IN ACRES	8.53

LEGEND

ANNEXATION BOUNDARY	———
EXISTING CITY LIMITS	- - - - -



ORDINANCE NO. 4202  
 EFFECTIVE DATE April 20th, 2008

THIS IS NOT A BOUNDARY SURVEY

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY	J.K.T.	DATE	12-26-07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
 1" = 100'



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

LUSK ANNEXATION